



**Connells**

Woodside Home Park  
Woodside Luton



# Woodside Home Park Woodside Luton LU1 4LP

for sale  
**£300,000**



## Property Description

**MANAGERS SPECIAL!! CUSTOM-BUILT, BRAND-NEW PARK HOME AVAILABLE FROM ONLY £300,000!**

Woodside Park is situated in a sought-after location just 3 miles from the historical market town of Dunstable and 6 miles from the popular high street of Harpenden. The park is surrounded by attractive woodland and countryside and offers a safe and secure environment with on-site residential park warden. Available for buyers over the age of 25 years.

Charles Simpson homes offer the ability to custom design your own home, with a complete turnkey price which includes all fixtures, fittings, furniture, white goods, and each home has at least one parking space.

You will be able to choose from a range of carefully considered plots, create your own bespoke home with your individual style and choose from a variety of leading park home manufacturers.

For the discerning customer, top of the range homes are available and offer innovative design, cutting edge floor plans and contemporary interior design. These homes boast double entrance doors, spacious kitchen/diner with vaulted ceiling and sky light, light and airy lounge with generous window / French door combinations, 2 double bedrooms, family bathroom, walk in wardrobe and ensuite to the principal bedroom.

Price start from £240,000 and all homes are covered by a 10-year structural warranty.

**AGENTS NOTE - IMAGES, FLOORPLAN and MATTERPORT are from one of the show homes and are to give a flavour of what you can have designed for you**



## Entrance Hallway

Generous entrance hallway with two storage cupboards and doors to further accommodation

## Kitchen/Dining Area/Lounge

A large open plan kitchen, lounge and dining area, with vaulted ceiling, triple aspect windows and statement radiator

## Kitchen

Kitchen consists of a range of eye level and base units with contrasting worksurfaces and splash back. Integrated appliances include a fridge freezer, wash machine and a dish washer. There is a lovely island with built in storage and breakfast bar

## Bedroom 1

Generous double bedroom with open plan walk in wardrobe with built in storage and door to ensuite, window to front

## Ensuite Shower Room

Window to side, suite consists of a walk-in shower, hand wash basin, low level flush and heated towel rail

## Bedroom 2

Another good-sized double bedroom with window to rear and built in wardrobe

## Family Bathroom

Window to front, suit consists of a panel bath, hand wash basin, low level flush WC and a heated towel rail

## Outside

The park home benefits from a wraparound garden, some country views and driveway parking for 1 car













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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